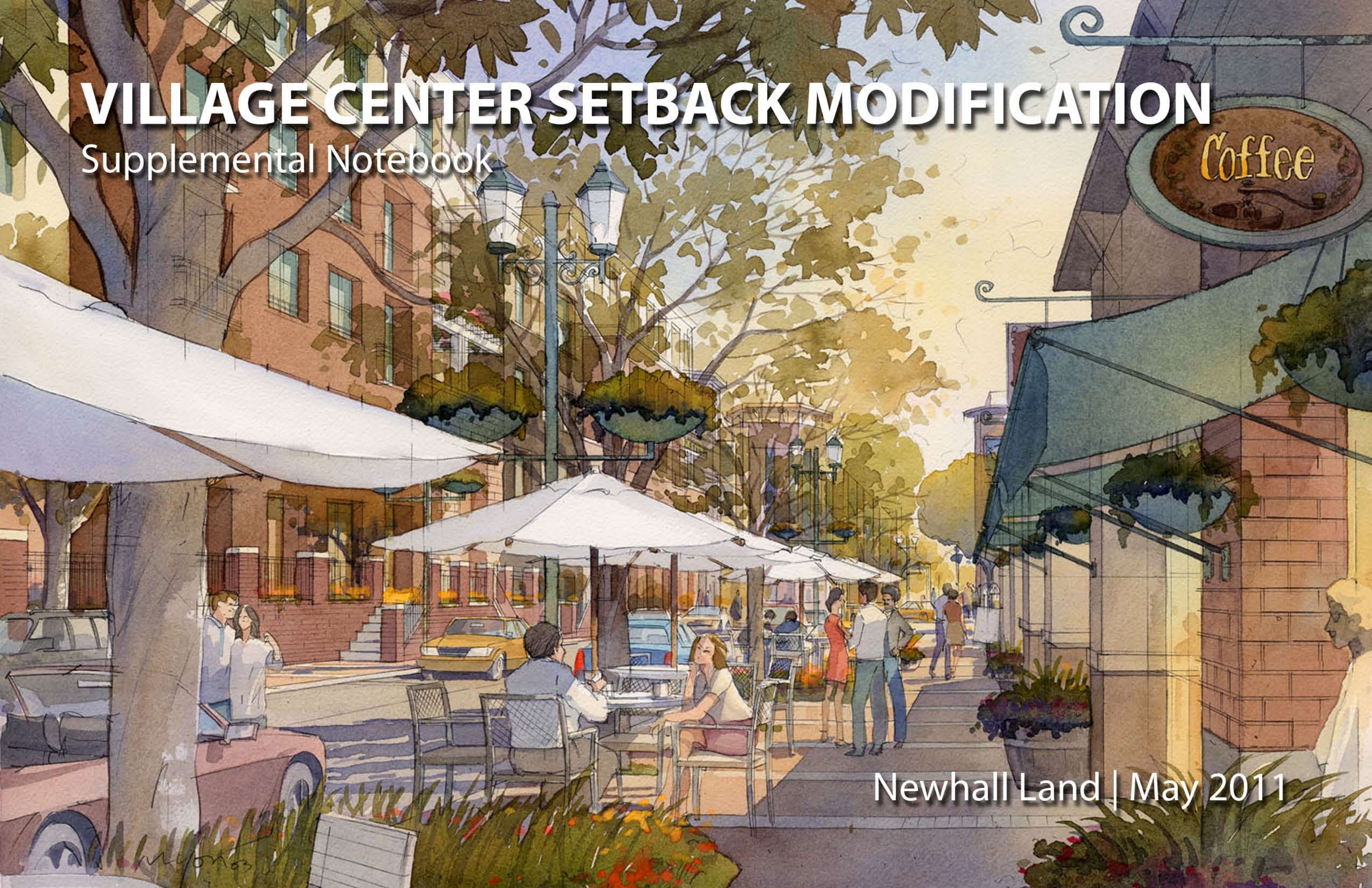


# VILLAGE CENTER SETBACK MODIFICATION

Supplemental Notebook



Newhall Land | May 2011





[Introduction]

[Frontages]

[Side Edge Treatments]

[Street Sections]

[Case Studies]



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# Introduction

This supplemental notebook has been prepared as a companion to the Mission Village Planning Notebook, and is focused on the Village Center. As indicated in the Planning Notebook, the Village Center will constitute the urban core of Mission Village, which is intended to be a mixed-use neighborhood that combines housing, employment, retail, cultural, and recreational activities in a walkable environment. Final development proposals will be based on the design principles of residential integration, pedestrian scale, vertical architecture, and formative public spaces.

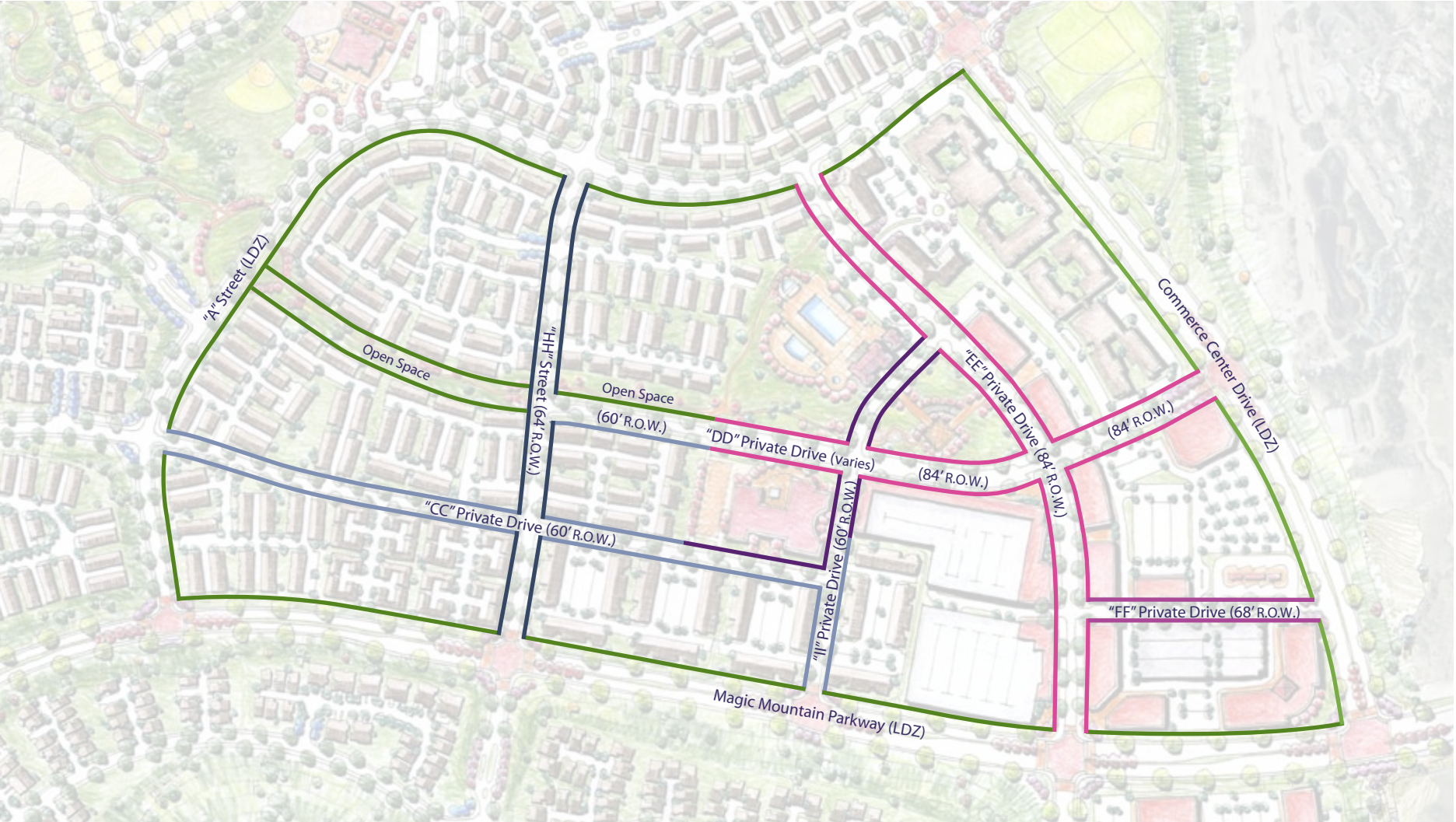
A critical element in any successful, livable, and high quality urban core is the relationship of the buildings to the street and the overall form and function of the public realm. Therefore, this supplemental notebook provides additional information and visual images that address the modification of setback standards, and the introduction of frontage types and side-edge treatments. The intent is to illustrate how future buildings will interact with the street through a variety of prescribed frontage types and tailored setback standards.

Finally, this supplemental notebook contains images and case studies from four existing village centers in the region: Valencia Town Center, Old Town Monrovia, Downtown Fullerton, and San Elijo Hills Center. Each of these areas exhibit the walkable character, type of uses and activities, and the urban form envisioned for the Village Center.





Village Center Building Frontage Map



Building Frontage Matrix

ADJACENT		ALLOWED BUILDING FRONTAGE TYPE							
Street/Lot	Ground-floor Use	Yard/Porch	Front Door	Stoop	Common Entry	Forecourt	Storefront	Gallery	Grand Portico
84' R.O.W.	Non-Residential								
68' R.O.W.	Non-Residential								
64' R.O.W.	Residential								
60' R.O.W.	Residential								
	Non-Residential								
Open Space/LDZ	Residential								
	Non-Residential								

Village Center

The Village Center will be the urban town core for the Mission Village community and Newhall Ranch. The Village Center provides efficient land utilization and pedestrian-oriented development by bringing a mix of uses closer to the street at higher densities.

The Village Center contains the following Specific Plan land use designations: Mixed Used (MU), Medium Residential (M), High Residential (H), and Commercial (C). The Newhall Ranch Development Standards for these land uses designations are found in Table 3.4-1 of the Specific Plan. While the Specific Plan provides variation, the urban setting envisioned for the Village Center can be enhanced by allowing greater flexibility of setback provisions will ensure a design more in keeping with the goals of development of a pedestrian-oriented community.

The modification of setback standards and the introduction of frontage types and side-edge treatments are applicable to the Exhibit Map for VTTM 61105 and the structures on lots 508-515, 517-526, and 528-530.

Front setbacks will be modified to allow designated lots within Mission Village’s Village Center to be designed with minimum setbacks and a variety of building frontage types in relation to the character of the adjacent street/lot and land use. Building frontages are an important element of urban design that addresses the way buildings will engage the public realm or street.

The Village Center Building Frontage Map and accompanying matrix identify where certain frontage types should be considered in and around the Village Center.





[Introduction]



[Frontages]



[Side Edge Treatments]



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# Frontages



Frontage is defined as the area from the property line or right-of-way to the building front including elements of the building facade. Frontage has a strong impact on the public realm and determines the interaction of the building with the streetscape. The regulation of form, character, and street presence of frontages ensures planning design integrity for the creation of a true urban core while allowing flexibility for the multiple building types that may be constructed in the future.

The frontage types envisioned for the Village Center are shown in the Frontage Type Guidelines, along with building setback standards and encroachments specified for each frontage type. The Frontage Type Guidelines are not intended to preclude other proposed frontage types that may be more suitable to the type of use and architectural character.

Please see Substantial Conformance 201000001 for additional information and findings.





[Introduction]

[Frontages]

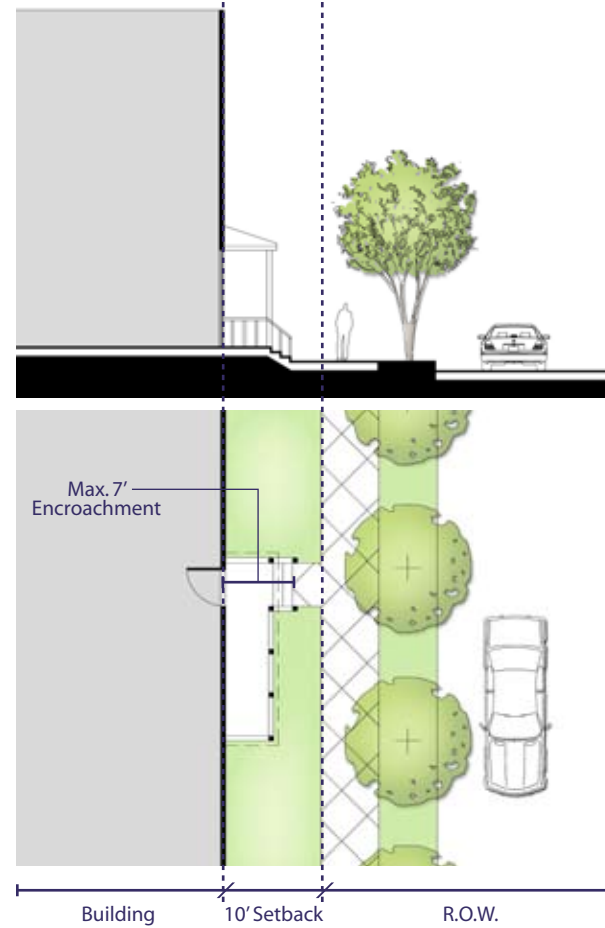
[Side Edge Treatments]

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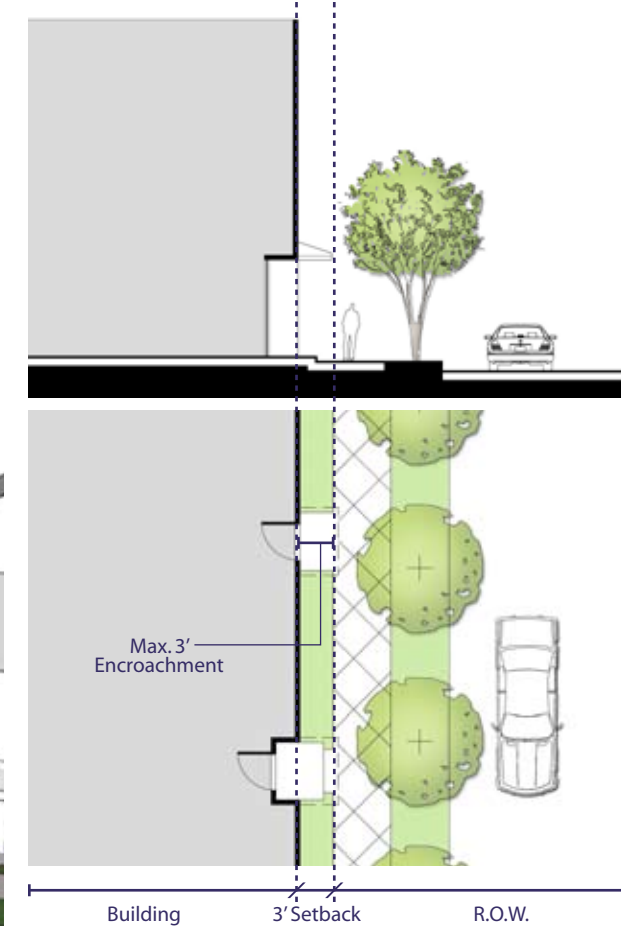
## Yard/Porch

- A frontage wherein the front façade of the building is set back substantially from the right-of-way or property line creating a front yard. The building entryway, porches, and steps may encroach into the front setback area.
- Appropriate for residential use.
- Minimum 10' building setback.
- Maximum 7' encroachment into setback area.



## Front Door

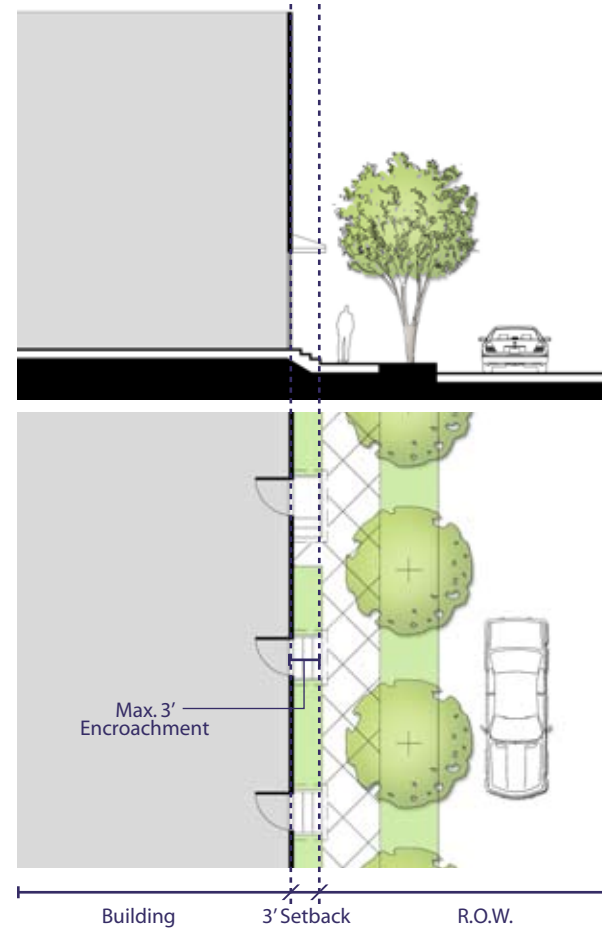
- A frontage wherein the front façade of the building is set back slightly from the right-of-way or property line featuring the main entryway to a residence. The building entryway, as a covered entrance or entrance platform, may encroach into the front setback area.
- Appropriate for residential use.
- Minimum 3' building setback.
- Maximum 3' encroachment into setback area.





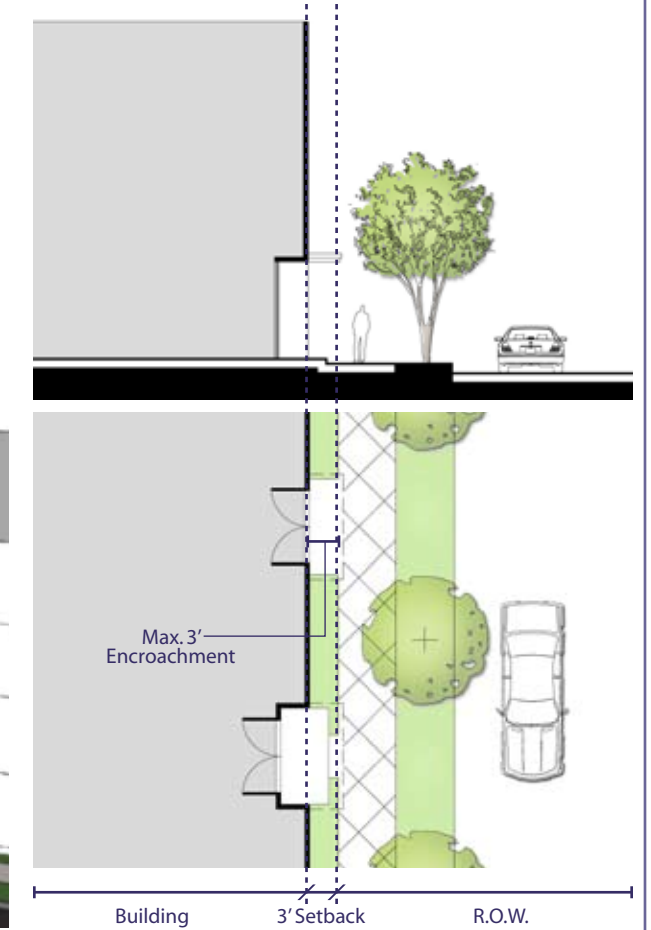
## Stoop

- A frontage wherein the front façade of the building is aligned closely to the right-of-way or property line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing. Stoops may serve multiple entrances and may encroach into the front setback area.
- Appropriate for residential use.
- Minimum 3' building setback.
- Maximum 3' encroachment into setback area.



## Common Entry

- A frontage type featuring the main building entrance that provides a common point of access to a multiplicity of units, commercial/office spaces, or parking structure.
- Appropriate for residential and non-residential use.
- Minimum 3' building setback.
- Maximum 3' encroachment into setback area.







[Introduction]

[Frontages]

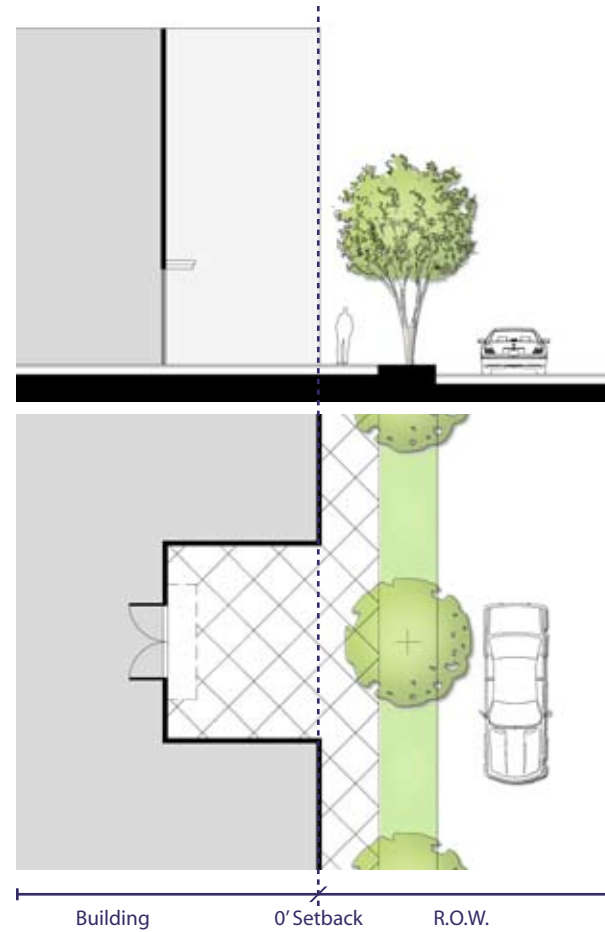
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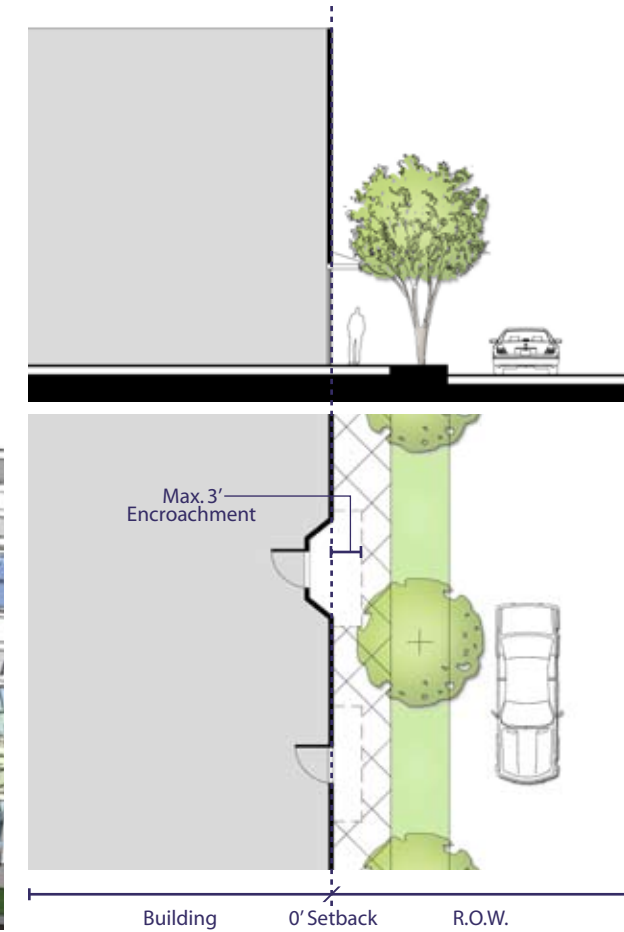
## Forecourt

- A frontage wherein a portion of the building façade is close to the right-of-way or property line and the central portion is set back, creating a courtyard to the main entrance open from the sidewalk.
- Appropriate for residential and non-residential use.
- Minimum 0' building setback.
- Maximum 0' encroachment.



## Storefront

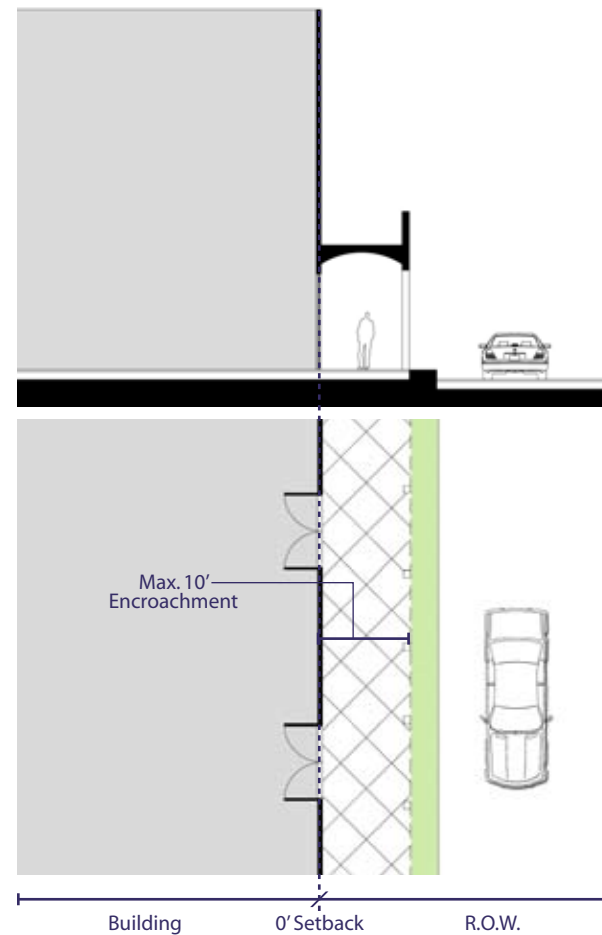
- A frontage wherein the front façade of the building is aligned close to the right-of-way or property line with the entrance at sidewalk grade. Recessed entrances and outdoor dining alcoves are allowed. Awnings may encroach into the right-of-way.
- Appropriate for non-residential use.
- Minimum 0' building setback.
- Maximum 3' encroachment into public right-of-way.





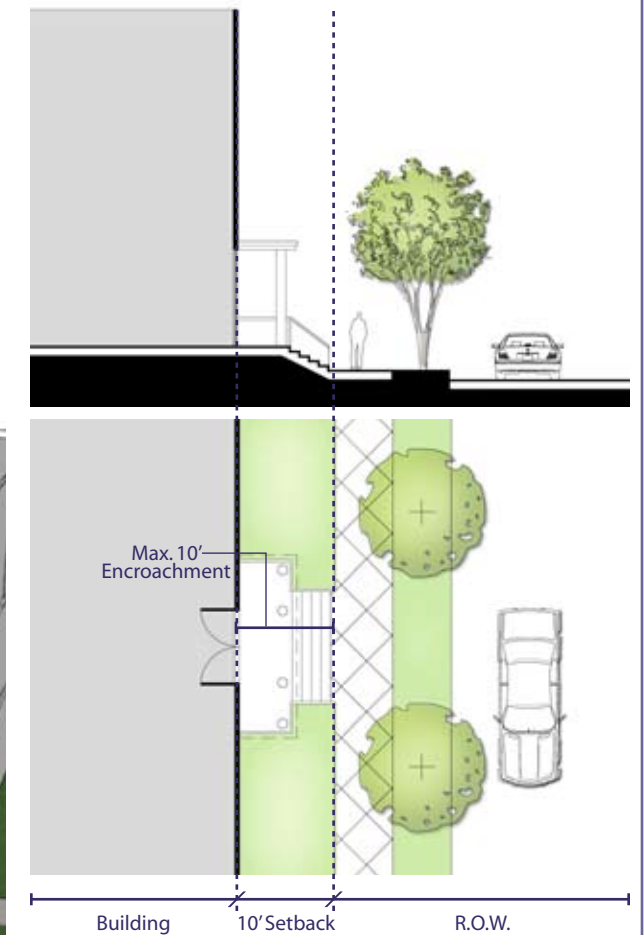
## Gallery

- A frontage wherein the front façade of the building is aligned close to the right-of-way or property line with an attached cantilevered shed or colonnade overlapping the sidewalks. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.
- Appropriate for non-residential use.
- Minimum 0' building setback.
- Maximum 10' encroachment into right-of-way.



## Grand Portico

- A frontage treatment featuring a roofed entrance supported by columns. A "grand portico" is a portico expressed at a civic scale, meant to project the image of an important community building. The portico and stair may encroach into the front setback area.
- Appropriate for non-residential use.
- Minimum 10' building setback.
- Maximum 10' encroachment into setback area.







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# Side Edge Treatments

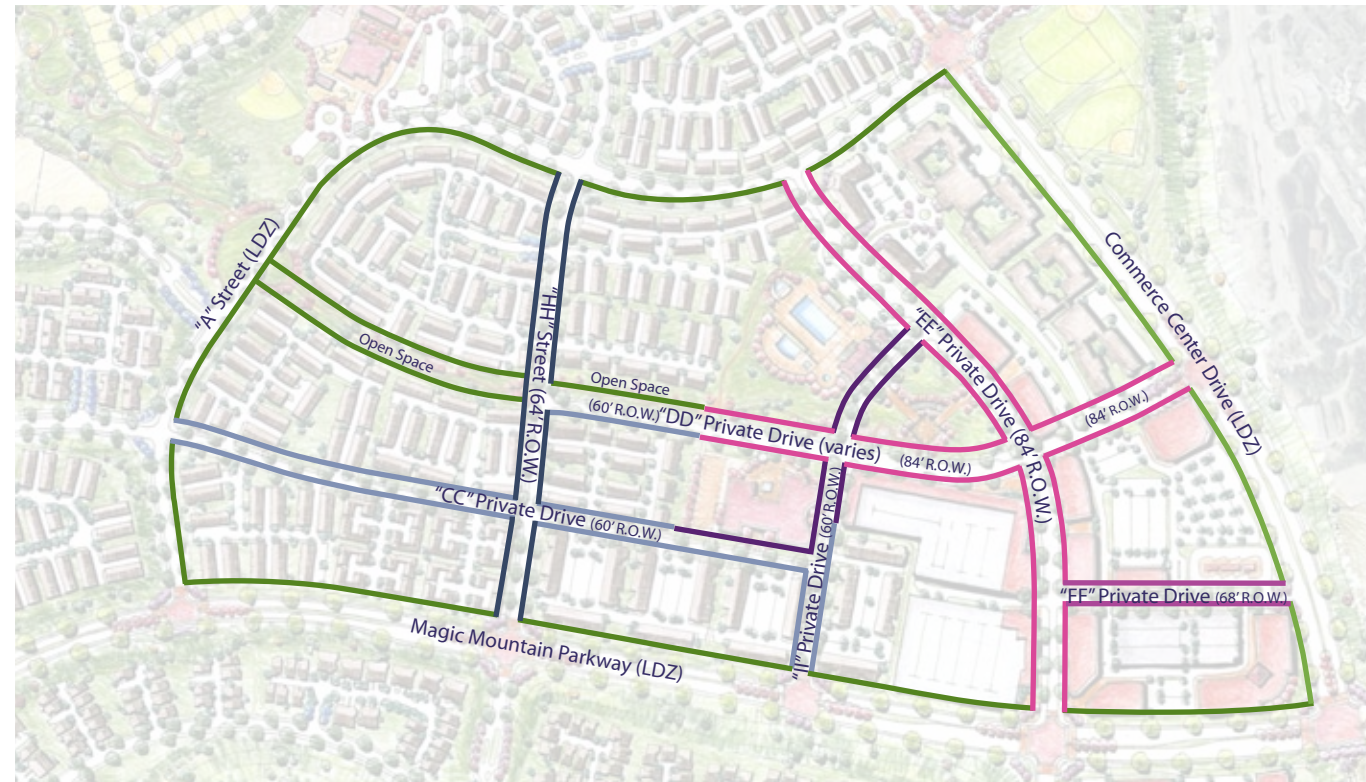
Side setbacks will be modified to allow designated lots within the Village Center to be designed with minimum setbacks and a variety of edge treatments. Edge treatment guidelines have been established for terraced, fenced, and flush conditions. The Side-Edge Treatment Matrix identifies which edge treatments are recommended for each street type, along with the new side setbacks for both residential and non-residential uses.







Village Center Side-Edge Treatment Map

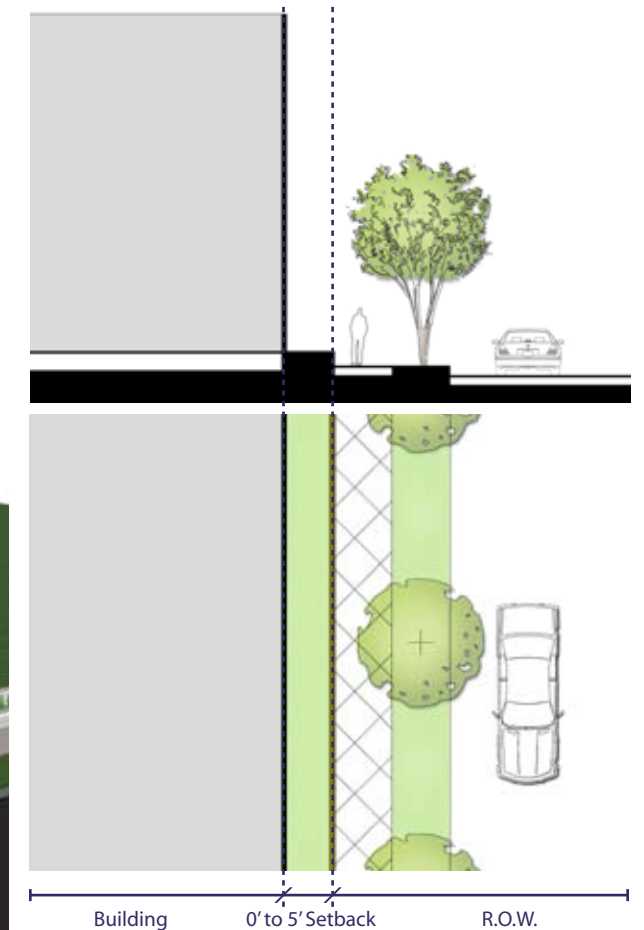
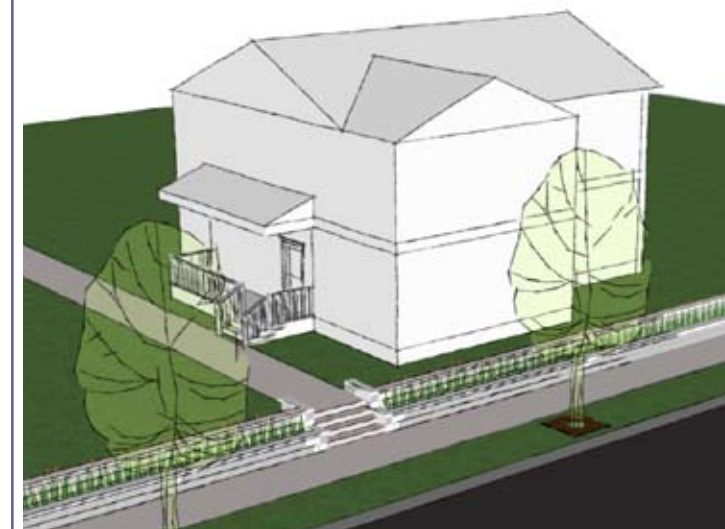


Side-Edge Treatment Matrix

ADJACENT		BUILDING	EDGE TREATMENT		
Street/Lot	Ground-floor Use	Setback	Terraced	Fenced	Flush
84' R.O.W.	Non-Residential	0' min.			
68' R.O.W.	Non-Residential	0' min.			
64' R.O.W.	Residential	5' min.			
60' R.O.W.	Residential	5' min.			
	Non-Residential	0' min.			
Open Space	Residential	5' min.			
	Non-Residential	5' min.			

Terraced

- A building side-edge treatment characterized by a raised landscape area and/or decorative low retaining wall at or very close to the edge of the public sidewalk.
- Appropriate for residential and non-residential building sides.







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[Frontages]

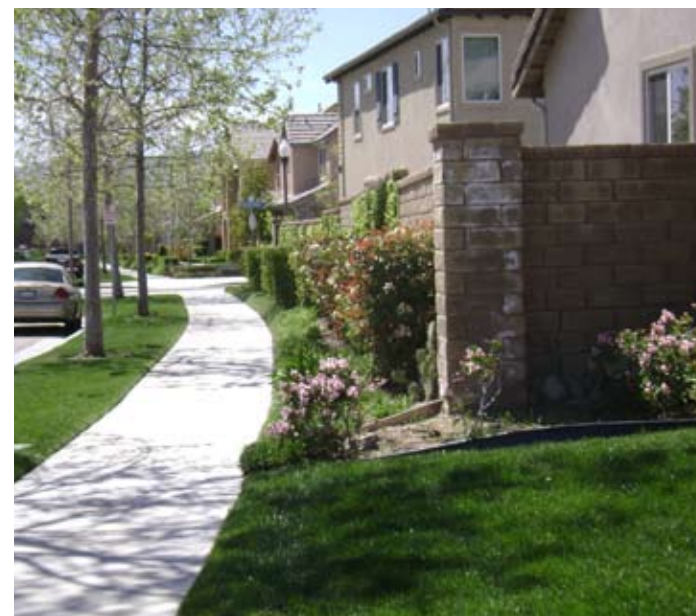
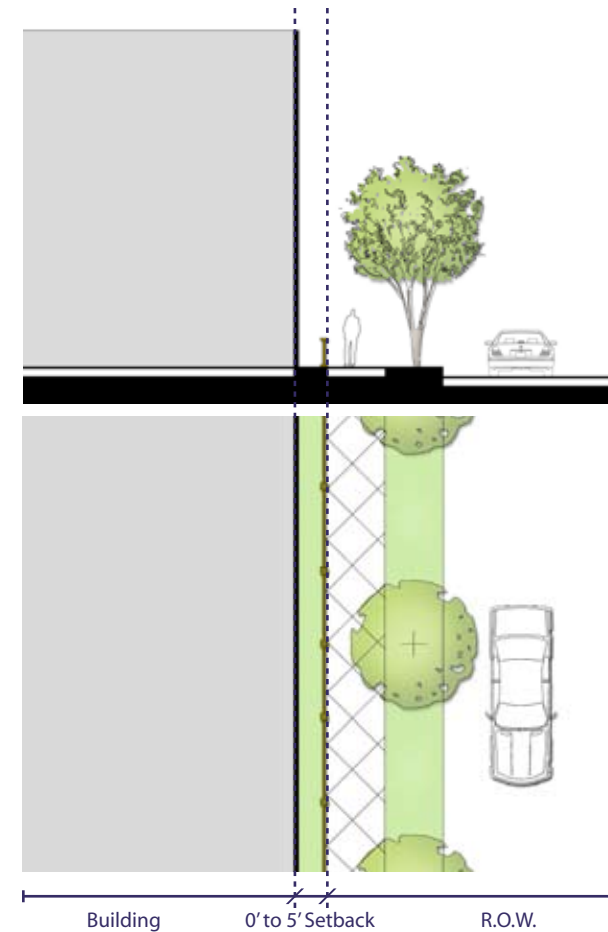
[Side Edge Treatments]

[Street Sections]

[Case Studies]

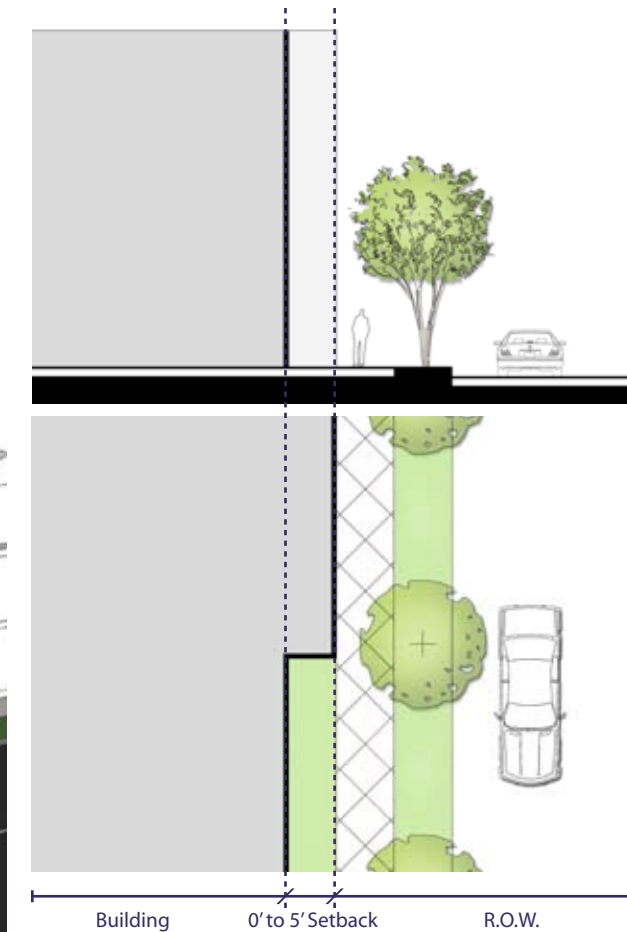
## Fenced

- A building side-edge treatment characterized by a low decorative fence or six-foot privacy wall constructed at or very close to the edge of the public sidewalk.
- Six-foot privacy wall requires a 3' minimum setback from right-of-way.
- Appropriate for residential building sides.



## Flush

- A building side-edge treatment built at sidewalk grade and that may extend to the edge of the sidewalk
- Appropriate for residential and non-residential building sides..
- Building may be flush at minimum 0' setback.







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# Street Sections



The Village Center will be served by public streets and private drives. Access into the Village Center is from public streets, including Magic Mountain Parkway, Commerce Center Drive, "A" Street, and "HH" Street. Internal services is provided by private drives "CC," "DD," "EE," "FF," and "II". The following street sections have been prepared to illustrate the relationship of buildings to the street and the type of building frontages that are allowed for both residential and non-residential land uses. The illustrated street sections are provided for the 60-foot, 64-foot, 68-foot, and 84-foot right-of-way configurations.





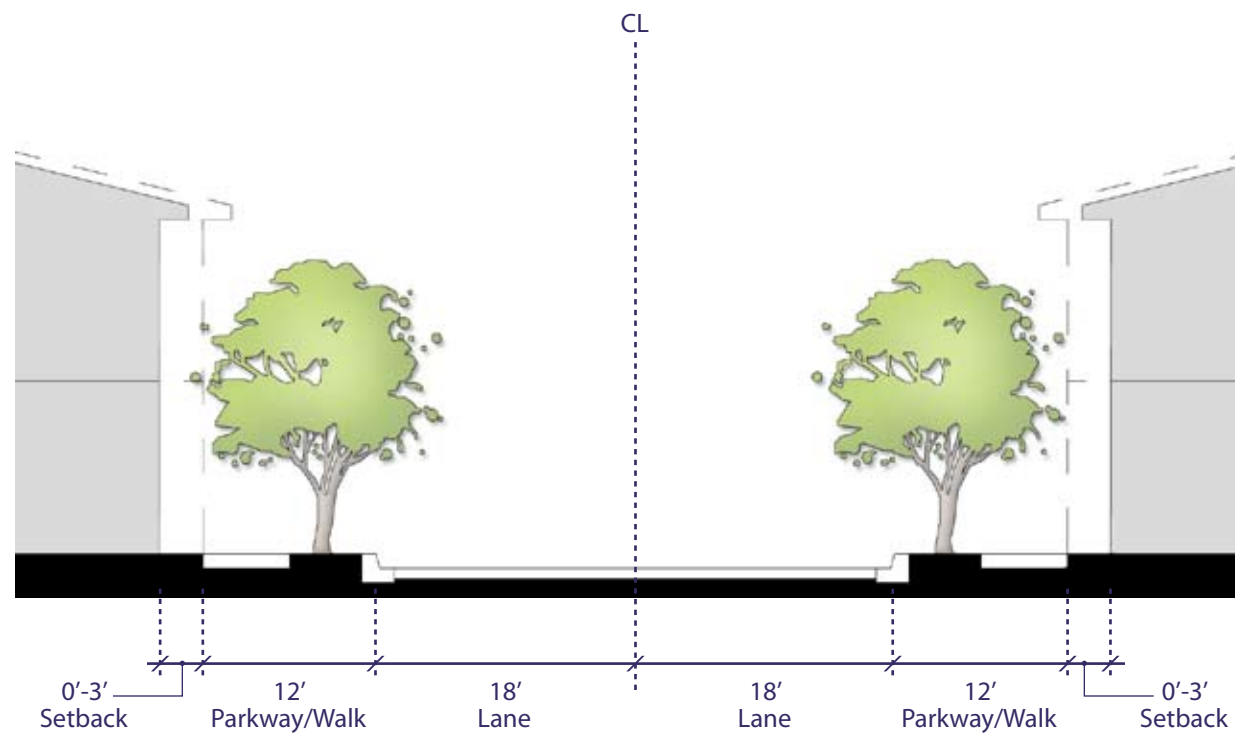
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### 60' R.O.W. Street Section

- A private drive with a 60' right-of-way may have both residential and non-residential land uses adjacent to the street. This type of street includes Private Drive "CC", "II" and a portion of Private Drive "DD"
- A 60' right-of-way with residential land uses adjacent to the street may have the following frontage types.
  - Front door
  - Stoop
  - Common Entry
  - Forecourt
- A 60' right-of-way with non-residential land uses adjacent to the street may have the following frontage types.
  - Common entry
  - Forecourt
  - Storefront
  - Grand Portico







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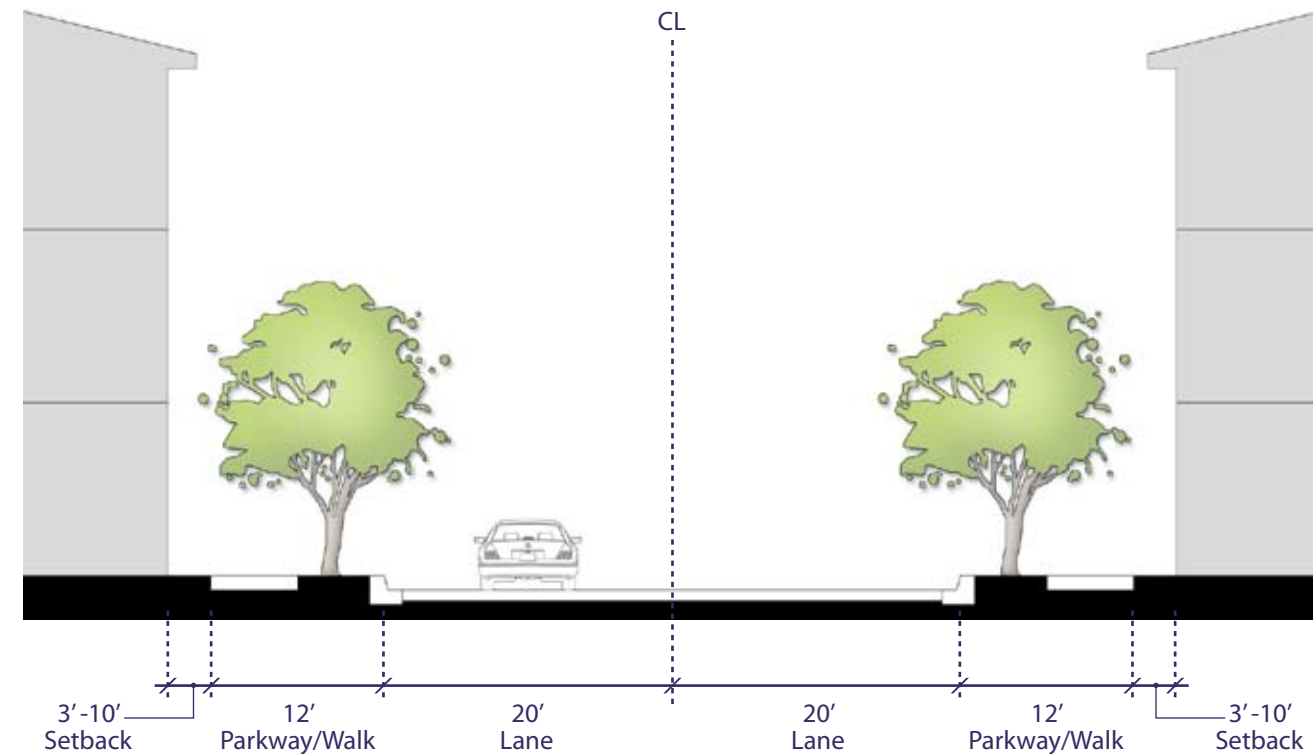
[Side Edge Treatments]

[Street Sections]

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### 64' R.O.W. Street Section

- A public street with a 64' right-of-way will typically have residential land uses adjacent to the street. Allowed frontage types are shown in the Village Center Frontage Matrix. This type of street includes "HH" Street.
- A 64' right-of-way with residential land uses adjacent to the street may have the following frontage types.
  - Yard/Porch
  - Front door
  - Stoop
  - Common Entry







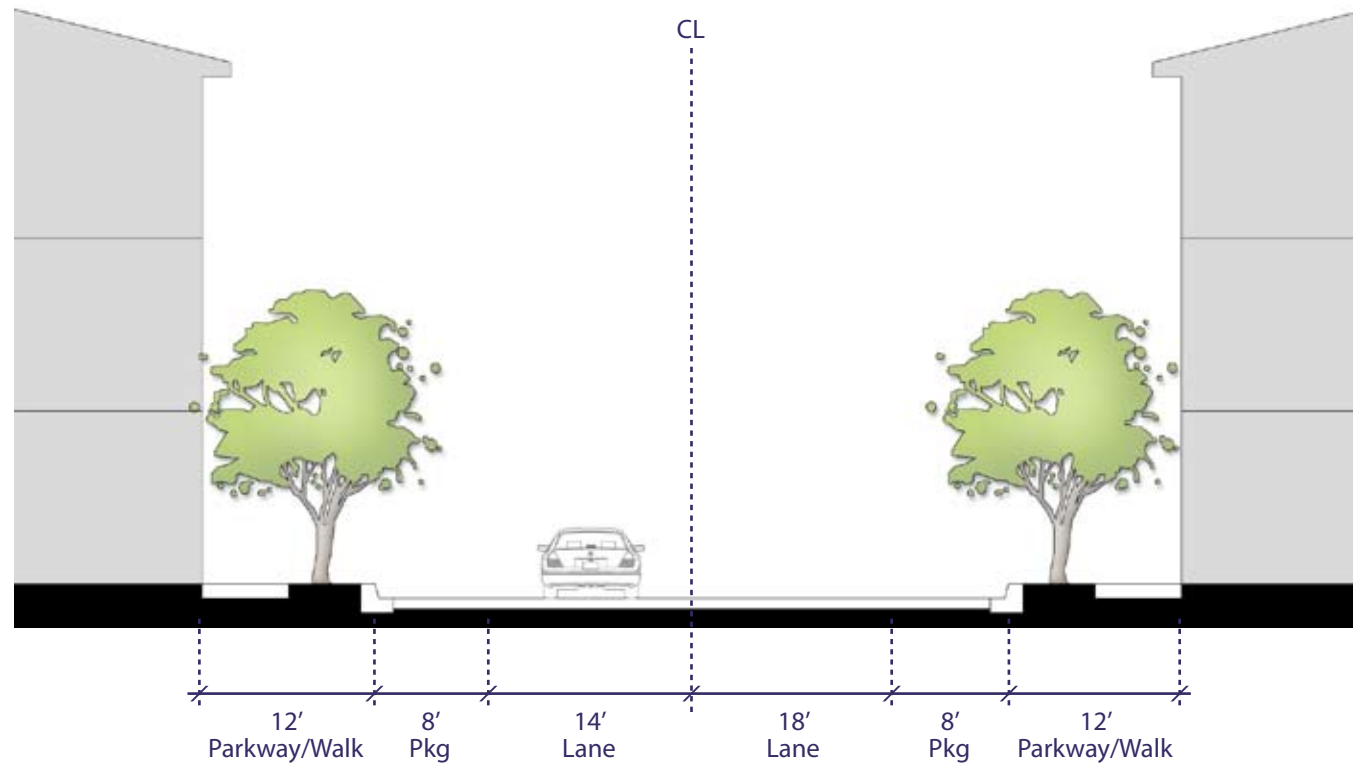
[Introduction]

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### 68' R.O.W. Street Section

- A private drive with a 68' right-of-way will typically have non-residential land uses adjacent to the street. This type of street includes Private Drive "FF".
- A 68' right-of-way with non-residential land uses adjacent to the street may have the following frontage types.
  - Common entry
  - Forecourt
  - Storefront
  - Gallery







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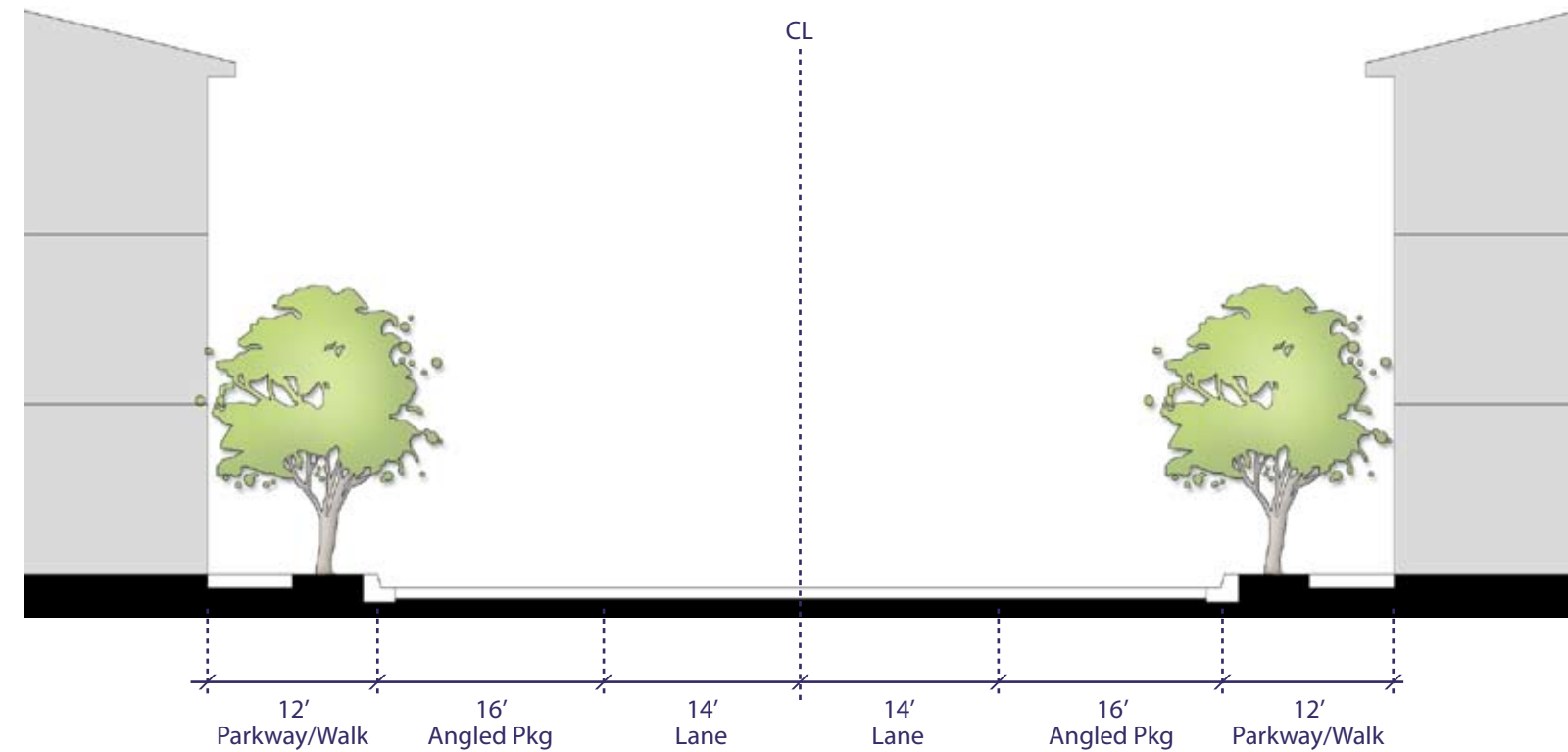
[Side Edge Treatments]

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### 84' R.O.W. Street Section

- A private drive with an 84' right-of-way will typically have non-residential land uses adjacent to the street. This type of street includes Private Drive "EE" and portions of Private Drive "DD".
- An 84' right-of-way with non-residential land uses adjacent to the street may have the following frontage types.
  - Common entry
  - Forecourt
  - Storefront
  - Gallery
  - Grand Portico







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# Case Studies

Southern California is home to several good case studies of walkable environments activated by retail, housing, and a variety of public uses. These places pay particular attention to their streetscapes and pedestrian environments, especially by incorporating a variety of frontage types, and in turn create environments that strengthen the public and private realms of their neighborhoods. The following four case studies illustrate these ideas.

## Valencia Town Center

The award winning Valencia Town Center is a vibrant place of activity reminiscent of the downtown feel, with unique storefronts, sidewalk dining, pedestrian amenities, and mixed use buildings. It is comprised of a variety of specialty retail, office, dining and entertainment, and residential. Though each building is architecturally unique, Town Center Drive creates a unifying theme through building scale, materials and a color palette. There is also a high level of detail along the corridor which includes landscaping and water features, public art, pedestrian amenities, street furniture and thematic street lights. These elements and the creative use of setbacks, building heights, plazas, hardscape and other devices successfully combine to create human scale and a physical setting that visually engages pedestrians and motorists while providing a sense of comfort, activity, safety and architectural interest.

## Old Town Monrovia

Featured in many Hollywood movies, Old Town Monrovia is a fine example of how an eclectic mix of uses, ranging from wine bars to yarn stores, can invigorate a community. The district is home to sidewalk dining, distinctive design elements like special street lights and seating, and on-street parking that contribute to Old Town's small-town charm. Old Town is a place where residents and visitors can gather and have a good time at community events like the City's annual Monrovia Day Parade. Old Town is also a great spot for locals to stroll, dine, shop, catch a movie, pick up fresh produce at the farmer's market, or even catch up on some reading at the new beautiful craftsman style library.

## Downtown Fullerton

Being over 117 years old, the City of Fullerton has gone through many changes while always keeping an emphasis on progress. In Downtown Fullerton, some classic, historic edifices have been preserved to be honored and enjoyed by future generations. These historic elements are artfully intertwined with more modern projects creating a downtown synergy enjoyed by residents, visitors, and students alike. The distinction of different downtown districts and the identification of key buildings supports the City's vision to preserve their traditional downtown environment while introducing new uses that complement the existing downtown fabric.

## San Elijo Hills Center

The Towncenter of San Elijo Hills is a convenient urban space that provides the services essential for any traditional small town. It is a place where residents gather in the park, meet a friend at the café, pick up groceries and drop off dry cleaning. Located at the far western edge of the San Elijo Hills community, the Towncenter is a mixed-use environment with retail, office, civic, and high-density multifamily uses facing a central Village Square. Market Walk, a townhome residential product located in the Towncenter, provides residents the opportunity to live where the action is, fully immersing themselves in a walkable lifestyle.





## Case Study: VALENCIA TOWN CENTER







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## Case Study: OLD TOWN MONROVIA







[Introduction]

[Frontages]

[Side Edge Treatments]

[Street Sections]

[Case Studies]

## Case Study: DOWNTOWN FULLERTON







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[Side Edge Treatments]

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## Case Study: SAN ELIJO HILLS CENTER

